

HISTORIC PRESERVATION COMMISSION

Minutes

December 13, 2004

Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, December 13, 2004, in the Council Chambers at the City Hall, 132 N. Main Street.

The meeting was called to order by the Vice-Chairman, Michael Young. In addition to Mr. Young, the following members were present: Raemi Evans, Ronald Fleming, Anne Lyles, Jeff Sowers, and Wayne Whitman

Absent: Mike Fuller; Charles Paul and Kathy Walters

Certificates of Appropriateness

H-63-04 **612 W. Liberty St.** – Salisbury Community Development Corp., owner – Chanaka Yatawara, applicant – Certificate of Appropriateness for demolition: Salisbury Community Development Corp. will provide replacement structure; present structure is not economically feasible for rehab

Applicant Not Present

H-64-04 **419 E. Bank St.** – Jeffrey K. & Christine Reid, owners – Certificate of Appropriateness to remove slate on roof and replace with pre-approved shingles; paint exterior of house with spray-on siding; repair fence and garage

Christine Reid was sworn to give testimony for the request. Staff showed slides.

Ms. Reid testified that she would like to remove the slate from the roof because it is crumbling and she has not been able to find anyone to repair it. In response to a question from Wayne Whitman, Ms. Reid said she had made several calls to K. W. Arthur but no one had ever returned her calls. She presented pictures of the proposed shingle. From the slides, it was noted that the only portion of the roof with slate was the roof on the front of the house that could be seen; the rest is shingles.

Michael Young read the following guidelines for Roofs:

1. Retain and preserve the original shape, line, pitch and overhang of historic roofs.
2. Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
3. Retain and preserve historic roofing material whenever possible. If repair or partial replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.

4. When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure may be used. Substitute materials must have a demonstrated record of overall quality and durability. The physical properties of the substitute materials must be similar to those of the historic materials they mimic. The physical properties of the new roof area should closely match or complement other roofed areas on the building.

Jeff Sowers commented that from the slides there seemed to be only a small portion of the slate that needed repair so he would not want to see the change from slate to any other material, especially if it is repairable.

Ms. Reid responded by saying, “that is not a good picture; strong winds blow the slate off the roof.” She testified that the dome is the only thing that is not in pieces. In response to a question from Ron Fleming, Ms. Reid stated that she would like to replace the entire roof.

Michael Young suggested that Ms. Reid get estimates from someone to repair the roof. She again stated that she had tried several companies but had not been able to find anyone who worked on slate.

Janet Gapen said she would help Ms. Reid to locate a company who does work on slate. She would also check with other property owners in the district who have slate roofs.

Jeff Sowers made a motion to table the roof portion of the request until the January meeting. The motion was seconded by Mrs. Evans.

She also testified that she would like to paint the house, using a spray on paint. When asked if the proposed product was a type of siding or paint, Ms. Reid said, “it is a paint.”

Len Chapman informed the Commission that the State Historic Preservation Office strongly discourages the use of spray on paints and siding because of the damage it can do to exterior surfaces.

In response to a question from Michael Young, she stated that she had not gotten estimates for any product other than the spray-on. He suggested that Ms. Reid bring in the technical information which she had received on the proposed product so that the Commission could determine if it is an approved product or not. He said if it is the same product referred to by the preservation office the Commission would not be able to approve it.

Continuing with Ms. Reid’s request, she indicated on the slides the area of the garage that needed to be replaced; to which the Chair stated would not be a problem. Ms. Reid further testified that she would like to replace the existing privacy fence with a similar new wood privacy fence that would be stained.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the following motion: I move that the Commission find the following facts concerning Application #H-64-04 – that Christine Reid, owner of 429 E. Bank St., appeared before the Commission and sought a Certificate of Appropriateness to repair the fence and garage; that no one appeared before the Commission to support or oppose this request, this request should be granted based on the Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to buildings – Garages, pages 22-23, guidelines 1,2,3 and 5; Paint, pages 30-31, guidelines 1,3, 7 and 8; Chapter 4 – Site Features and District Setting – Fences and Walls, pages 54-57, guidelines 1-3 and 5-15 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application H-64-04 be granted to Jeffrey K and Christine Reid, owners of 419 E. Bank St., to make the changes detailed in the application, and that Mrs. Reid will come back before the Commission with paint sample and technical information about the product for the siding as well as estimates for replacing the slate and/or replacement material for the slate roof.”

Ron Fleming seconded the motion; all members present voted AYE.

H-63-04 612 W. Liberty St. – Salisbury Community Development Corp., owner – Chanaka Yatawara, applicant – Certificate of Appropriateness for demolition: Salisbury Community Development Corp. will provide replacement structure; present structure is not economically feasible for rehab

Applicant Not Present

H-65-04 420 N. Main St. – F & M Bank, owner – Certificate of Appropriateness for 81 ft. of 6 ft. tall arched wood fencing; Charleston Green

Terry Wilbur from F & M Bank was sworn to give testimony for the request. Staff presented slides.

Mr. Wilbur testified that they would like to install a 6 ft. privacy fence in order to improve and beautify the bank’s parking lot area. The fence will extend 81 ft. and painted Dark Charleston Green. He presented a picture of the Kannapolis branch to show the appearance of the fence.

There was no one present to speak in support or opposition to the request

Anne Lyles made the following motion: “I move that the Commission find the following facts concerning Application #H-65-04 – that Terry Wilbur, applicant for F & M Bank, owner of 420 N. Main St., appeared before the Commission and sought a Certificate of Appropriateness to install 81 ft. of 6 ft. tall arched wood fencing, painted Dark Charleston Green; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 4.3 – Site Features and District Setting – Landscaping and Streetscape, pages 59-60, Streetscape guidelines 8 and 9 of the

Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-65-04 be granted to Terry Wilbur, applicant for F & M Bank, owner of 420 N. Main St., to make the changes detailed in the application.”

Wayne Whitman seconded the motion; all members present voted AYE.

H-66-04 **217 S. Church St.** - First United Methodist Church, owner –
Certificate of Appropriateness to re-clad church steeple

Bill Noell, Chairman of the Trustee Board, was sworn to give testimony for the request. Staff presented slides.

Mr. Noell testified that the steeple on the church is 80 ft. tall and is costing the church between 25 and 27 thousand dollars every 5 years to repaint the steeple. He said it is now time again to do something with it, and they have found a company who can re-clad the existing steeple without changing the appearance using a maintenance free material.

Kelly Wilson of Baird & Wilson Sheet Metal, Knoxville TN was sworn to give information about the product.

Mr. Wilson testified that the product that they would use on the steeple is a commercial quality pre-finished material that is coated with a paint related to the Teflon product, Kynar 500. He stated that it has been used on many historic preservation projects in the state of Tennessee but this was the first approach in North Carolina. He further informed the Commission that the product has been used on projects that have received certificates of merit awards for historic preservation. He presented a sample cornice from a 150-year old building on the campus of Marable College in Marable TN which received a special award in 1999. Mr. Wilson also presented pictures of a steeple renovation on a Methodist Church in Knoxville whose original steeple was designed by the same company as the First Methodist Church here.

Jeff Sowers asked if he would be able to match exactly the same profile of all the existing wood on the steeple. In response, Mr. Wilson testified that a few of the elements would have to be removed to provide for an adequate fit.

In response to Michael Young’s question as to whether the buildings that had received awards were actually in National Register historic districts, Mr. Kelly said “yes, they were.” Michael Young also inquired as to whether or not elements in the projects were missing, deteriorated, or gone. Mr. Wilson said “a combination of that; and further stated that none of the details would be beyond their capabilities.”

Michael Young explained to Mr. Wilson that substitute materials have been allowed before when the original materials were missing or deteriorated so badly that they could not be replaced with like material. However; in this case, he said, the property is too good to allow it to be covered in aluminum, according to the guidelines.

Jeff Sowers agreed and stated that they could not set precedence.

Michael Young then read guidelines from Chapter 2.4 – Changes to Buildings – Wood, pages 33-35, guidelines 1-5 of the Historic District Design Guidelines.

Mr. Young then suggested that they get a determination from the State Archives & History because it could not be approved from their guidelines. He asked Janet Gapen to gather as much information as she could get to send to the State.

Jeff Sowers made a motion to table the request until the January 13th meeting. Anne Lyles seconded the motion, and all members present voted AYE.

H-67-04 **1400 N. Main St.** - Raymond E. Bostian, owner – Certificate of Appropriateness to remove oak tree, 42 ¼” diameter; and cedar tree, less than 18” diameter

B. G. Martin, attorney from Winston-Salem, and agent for Raymond Bostian, was sworn to give testimony for the request. Staff presented slides.

Mr. Martin identified the tree that needed to be removed, and stated that it had been giving trouble for the last 3 years. He referred Commission members to the affidavit from Mr. Bostian stating the reasons the tree needed to be removed. They were as follows:

- Roots have damaged the parking lot
- Limbs are dying constantly and falling on vehicles
- Squirrels have caused major damage to boxing on the building
- Tree will eventually die because it has little access to water due to the asphalt surrounding the tree

Mr. Martin testified that Mr. Bostian does have plans to plant more trees that would beautify the area so as not to lose the beauty of having greenery in the area.

Michael Young read the guidelines from Section 4.3 Site Features and District Setting – Landscaping and Streetscape, page 59-60 of the Historic District Design Guidelines.

Mark Martin, Landscape Manager for the city of Salisbury, and certified arborist, was sworn to give testimony.

Mark Martin testified that the large tree is a Willow Oak with problems typical of that type tree. He stated that upon examination of the tree, he did not find any problems with the tree; however, parking lots and wall structures cause trees to decline. He said it would eventually die but that could be 20 years down the road, and it would continue to drop limbs as any tree does. He recommended a professional restoration and pruning. He said, “I do not believe it is a candidate for removal.”

He recommended that Mr. Bostian contact Arbor Guard or Bartlett Tree, both professional companies in Charlotte NC.

Mark Martin continued by testifying that he believes that the Cedar tree is a candidate for removal. He said it is a hazard, and would continue to have problems.

In response to Michael Young's question as to where a replacement tree should be located, Mark Martin said if the plan was to relocate the tree in the existing grassy median it would be a good location.

B. G. Martin informed the Commission that Mr. Bostian plans to plant Ginkgo trees. He said they would like to plant 3 trees – 2 against the wall, and the other in a location away from the existing lines. From the slides, he pointed out the locations for placement. Mark Martin recommended that that the Kinkgo trees be non-fruiting species.

Jeff Sowers spoke in agreement to Mark Martin's analysis of both trees.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the following motion: "I move that the commission find the following facts concerning Application #H-67-04 – that B. G. Martin, agent for Raymond Bostian, owner of 1400 N. Main St., and Mark Martin, representing the city of Salisbury appeared before the Commission and sought a Certificate of Appropriateness to remove a Cedar tree less than 18" in diameter; that no one appeared before the Commission to support or oppose this request; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4.3 – Site Features and District Setting – Landscaping and Streetscape, pages 59-60, guidelines 1 and 3, and Zoning Ordinance – Article 18 – Historic Preservation Commission – Section 18.09 of the Non-Residential Historic District Design Guidelines; mitigating factor: Mark Martin felt that the large Willow Oak could be preserved; therefore, I move that a Certificate of Appropriateness for Application #H-67-04 be granted to B. G. Martin, agent for Raymond Bostian, owner of 1400 N. Main St. to make the changes detailed in the application with the following changes agreed by applicant: to remove from the application the 42 1/4" diameter Oak tree request."

Anne Lyles seconded the motion; all members present voted AYE.

H-68-04 **931 N. Main St.** – John Safrit, owner – Certificate of Appropriateness for the installation of a concrete driveway, a 48" solid fence to cover block wall, and a 36" opening to be cut in knee wall off side porch –

APPLICANT NOT PRESENT

H-69-04 **422 E. Fisher St.** – William & Hazel Kennedy, owners – Certificate of Appropriateness for installation of wooden handrails at entrance steps, paint exterior of house white, and coat metal roof with silver coating –

APPLICANT NOT PRESENT

Committee Reports

Minor works: The minor works report was distributed by Wendy Spry. There were no questions.

Minutes

The November minutes were approved as submitted.

In reference to the November meeting, Michael Young inquired as to whether or not it had been determined as to what made the house located at 613 W. Liberty St. to be listed as “contributing.”

Janet Gapen stated that she had not yet been able to find out that information but would continue to do so.

Goals and Highlights

Janet Gapen informed the Commission members that the Historic Preservation Commission’s goals and highlights would be presented to City Council on January 18th. She referred the members to the draft list of goals for the FY 2005-2006.

Following a question from Michael Young in reference to item 3 on the list, Janet stated that the guidelines had not been reprinted and produced on a CD Rom because in the last budget years only the grants were funded. She further stated that both the residential and non-residential guidelines are on-line. It was also noted that the guidelines are easily printed for anyone who has moved into the district and request it.

Michael Young stated that he thought that one of the past year’s goals was to add the sign guidelines into the non-residential guidelines; however, Janet said she was unaware of that but it would not be a problem to add.

Janet asked that the members contact her if they saw anything in the draft list that should be added or changed.

Changes to Rules and Procedures

David Phillips informed the Commission that Duke Power would be coming back into town to do tree-trimming, and based upon the present guidelines, a Certificate of Appropriateness should be acquired. He stated that he would like to amend the minor works list to include that approval by the minor works committee explaining that notifications have to be made through 1st class mail to property owners within 100 feet for each request, which could be an astronomical amount for postage when you’re looking at several blocks on a particular street being trimmed.

He stated that Duke Power is now contacting the city when they are preparing to cut in a certain area rather than just cutting without guidance from anyone in the city.

Mark Martin confirmed David's statement that Duke Power's foreman for tree-cutting projects is a licensed arborist. Mark Martin also stated that they would be working under the leadership of someone from the city's landscaping department. He further stated that Duke Power is required to place door-hangers at the homes 3 days before they are to start tree-trimming. He also stated that Duke Power has a very good website that shows exactly what they do.

Following additional comments from Commission members, Mark Martin explained the procedure that Duke Power uses for tree-trimming.

Michael Young suggested that a forum be held for residents in the historic districts with Duke Power prior to their cutting. David Phillips stated that the forum should be city-wide and not just for the historic districts; however, there would have to be funding for it.

Michael Young stated that he would rather have Duke Power to come to the meeting for the request rather than an approval through minor works; however, he would agree with a minor work approval subject to a public hearing that would be announced in the newspaper.

David Phillips and Janet Gapen both thought that to be a reasonable solution.

David Phillips stated that it would not be feasible to have a public forum every time they are coming through town, but maybe an annual forum.

Wayne Whitman suggested that maybe Duke Power should sponsor the forum, as a PR statement.

Mark Martin stated that they may well want to do that and he would talk with them to see if they are willing.

Ground-mounted generators

David Phillips informed the Commission that Rowan County will be installing a roof-top generator. He said the architect is willing to do any type of screening necessary to screen it from the street's view. He reminded the Commission of an amendment to the minor works for ground-mounted generators using the same guidelines as for mechanical units; however, he would now like to request it to be changed to include any type of mechanical equipment on a rooftop rather than specifying air-conditioners and generators.

The Commission agreed to the requested amendment.

In compliance with the guidelines, Janet Gapen stated that she will present the amendments in writing to the Commission at the January meeting and the Commission will then vote in February on the changes.

Adjournment

With no other business to come before the Commission, the meeting was adjourned.

Michael Young, Vice-Chairman

Judy Jordan, Secretary

